

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	5,050.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	DUPLEX
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,777.50
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	001-795-821

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 1, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, STRATA PLAN NW1498TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

**Amenities:** None

**Site Influences:** Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** No Restrictions

**Listing Broker(s):** Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 11'1	Below	Kitchen	16'5 x 10'7
Main	Kitchen	17'9 x 11'1	Below	Dining Room	11'0 x 9'6
Main	Dining Room	11'1 x 9'6	Below	Bedroom	18'5 x 9'6
Main	Primary Bedroom	18'1 x 12'0	Below	Bedroom	14'1 x 11'1
Main	Bedroom	14'4 x 10'0	Below	Bedroom	11'1 x 9'11
Main	Bedroom	11'0 x 9'2			
Below	Living Room	13'2 x 13'7			

<b>Finished Floor (Main):</b>	1,416 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,390 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,806 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,806 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>	No Restriction -			

Spacious 1/2 Duplex on corner lot with 3 bedrooms up and 3 bedrooms down (above ground) Great revenue property. Great location - with Loads of Potential! PROPERTY DOES CONTAIN UNAUTHORIZED ACCOMMODATION